

116.0

0003

0006.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

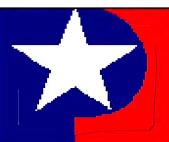
652,400 / 652,400

USE VALUE:

652,400 / 652,400

ASSESSED:

652,400 / 652,400



PROPERTY LOCATION

No	Alt No	Direction/Street/City
11		FINLEY ST, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: COFFIN RONALD A & GAIL M	
Owner 2:	
Owner 3:	

Street 1: 11 FINLEY ST
Street 2:

Twn/City: ARLINGTON
St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1:
Owner 2:

Street 1:
Twn/City:

St/Prov: Cntry:
Postal:

NARRATIVE DESCRIPTION

This parcel contains 5,107 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1951, having primarily Wood Shingle Exterior and 1800 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5107		Sq. Ft.	Site		0	70.	1.12	5									401,247						401,200	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	5107.000	251,200		401,200	652,400		74546
							GIS Ref
							GIS Ref
							Insp Date
							09/11/18

PREVIOUS ASSESSMENT								Parcel ID	116.0-0003-0006.0	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	251,200	0	5,107.	401,200	652,400	652,400	Year End Roll	12/18/2019
2019	101	FV	208,000	0	5,107.	407,000	615,000	615,000	Year End Roll	1/3/2019
2018	101	FV	207,500	0	5,107.	303,800	511,300	511,300	Year End Roll	12/20/2017
2017	101	FV	207,500	0	5,107.	275,100	482,600	482,600	Year End Roll	1/3/2017
2016	101	FV	207,500	0	5,107.	263,700	471,200	471,200	Year End	1/4/2016
2015	101	FV	193,600	0	5,107.	223,600	417,200	417,200	Year End Roll	12/11/2014
2014	101	FV	193,600	0	5,107.	212,100	405,700	405,700	Year End Roll	12/16/2013
2013	101	FV	193,600	0	5,107.	201,800	395,400	395,400		12/13/2012

SALES INFORMATION								TAX DISTRICT			PAT ACCT.		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes				
	18659-74		11/1/1987		120,000	No	No	A					

BUILDING PERMITS												ACTIVITY INFORMATION					
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
9/11/2018		MEAS&NOTICE							CC	Chris C							
4/16/2009		Measured							197	PATRIOT							
2/11/2000		Measured							263	PATRIOT							
1/1/1982									CM								

Sign: VERIFICATION OF VISIT NOT DATA / / /

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH										
Type: 5	- Cape			Full Bath: 1	Rating: Average	EST BMT.								32								
Sty Ht: 1T	- 1 & 3/4 Sty			A Bath:	Rating:																	
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:																	
Foundation: 1	- Concrete			A 3QBth:	Rating:																	
Frame: 1	- Wood			1/2 Bath:	Rating:																	
Prime Wall: 1	- Wood Shingle			A HBth:	Rating:																	
Sec Wall:				OthrFix:	Rating:																	
Roof Struct: 1	- Gable			OTHER FEATURES																		
Roof Cover: 1	- Asphalt Shgl			Kits: 1	Rating: Good	1st Res Grid Desc: Line 1 # Units: 1								TQS								
Color: GRAY				A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O	FFL			
View / Desir:				Fpl:	Rating:	Other									BMT							
GENERAL INFORMATION				WSFlue:	Rating:	Upper									(800)							
Grade: C - Average				CONDOS INFORMATION				Lvl 2									25					
Year Blt: 1951	Eff Yr Blt:			Location:					Lvl 1									25				
Alt LUC:	Alt %:			Total Units:					Lower									25				
Jurisdict:	Fact: .			Floor:													25					
Const Mod:				% Own:													25					
Lump Sum Adj:				Name:													25					
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN										
Avg Ht/FL: STD				Phys Cond: GD - Good	18.	%	Exterior:	No Unit	RMS	BRS	FL											
Prim Int Wall: 1	- Drywall			Functional:		%	Interior:	1	6	3												
Sec Int Wall:				Economic:		%	Additions:															
Partition: T	- Typical			Special:		%	Kitchen:															
Prim Floors: 3	- Hardwood			Override:		%	Baths:															
Sec Floors:				Total:	18.6	%	Plumbing:															
Bsmnt Flr: 4	- Carpet			CALC SUMMARY				Electric:														
Subfloor:				Basic \$ / SQ: 105.00	COMPARABLE SALES				Heating:													
Bsmnt Gar: 1				Size Adj.: 1.35000002	Rate	Parcel ID	Typ	Date	Sale Price	General:												
Electric: 3	- Typical			Const Adj.: 1.00999999																		
Insulation: 2	- Typical			Adj \$ / SQ: 143.168																		
Int vs Ext: S				Other Features: 62632																		
Heat Fuel: 1	- Oil			Grade Factor: 1.00																		
Heat Type: 3	- Forced H/W			NBHD Inf: 1.00000000																		
# Heat Sys: 1				NBHD Mod:																		
% Heated: 100				LUC Factor: 1.00	WtAv\$/SQ:	AvRate:	Ind.Val															
Solar HW: NO				Adj Total: 308594																		
% Com Wall				Depreciation: 57398	Juris. Factor:		Before Depr:	143.17														
				Depreciated Total: 251195	Special Features: 0		Val/Su Net:	114.18														
					Final Total: 251200		Val/Su SzAd:	179.43														
MOBILE HOME				Make:		Model:	Serial #:		Year:		Color:											
SPEC FEATURES/YARD ITEMS				PARCEL ID 116.0-0003-0006.0										IMAGE								
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value		AssessPro Patriot Properties, Inc			
More: N	Total Yard Items:					Total Special Features:								Total:								